

050.A

0001

0020.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

621,200 / 621,200

USE VALUE:

621,200 / 621,200

ASSESSED:

621,200 / 621,200


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
20		RUSSELL PL, ARLINGTON

Legal Description		User Acct
		250189
GIS Ref		
GIS Ref		
Insp Date		09/27/17
		!14753!

**OWNERSHIP**

Unit #:

Owner 1: WILION HAROLD	
Owner 2:	
Owner 3:	

Street 1: 66 BEAVER POND RD

Street 2:

Twn/City: LINCOLN

St/Prov: MA Cntry Own Occ: N

Postal: 01773 Type:

**PREVIOUS OWNER**

Owner 1: ARDEN-SMITH GLENN &amp; BEVERLY E -

Owner 2: -

Street 1: PO BOX 8985

Twn/City: CALABASAS

St/Prov: CA Cntry

Postal: 91372

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Clapboard Exterior and 1212 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 1 Bdrm.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	0 Sq. Ft.	Site			0	0.	0.00	7511									G5	1.						

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 8 - Condo TnHs.				Full Bath: 2	Rating: Very Good											Undisplayed Areas: GLA: 1212					
Sty Ht: 2 - 2 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 1 - Concrete				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good																
Prime Wall: 2 - Clapboard				A HBth:	Rating:																
Sec Wall:	%			OthrFix:	Rating:																
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1											
Color: GRAY				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
View / Desir:				Frl:	Rating:			Other													
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper													
Grade: B- - Good (-)				<b>CONDOS INFORMATION</b>				Lvl 2													
Year Blt: 2003	Eff Yr Blt:			Location:				Lvl 1													
Alt LUC:	Alt %:			Total Units:				Lower													
Jurisdict: G5	Fact: .			Floor:				Totals	RMs: 4	BRs: 1	Baths: 2	HB: 1									
Const Mod:				% Own: 2.559999943																	
Lump Sum Adj:				Name:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>																	
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.8 %																
Prim Int Wal: 2 - Plaster				Functional:		%															
Sec Int Wall:	%			Economic:		%															
Partition: T - Typical				Special:		%															
Prim Floors: 3 - Hardwood				Override:		%															
Sec Floors: 4 - Carpet	50 %			Total:	4.8 %																
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>																	
Subfloor:				Basic \$ / SQ: 250.00																	
Bsmnt Gar:				Size Adj.: 0.99504948																	
Electric: 3 - Typical				Const Adj.: 1.04469740																	
Insulation: 3 - Typical				Adj \$ / SQ: 259.881																	
Int vs Ext: S				Other Features: 56924																	
Heat Fuel: 2 - Gas				Grade Factor: 1.21																	
Heat Type: 15 - H.V.A.C				NBHD Inf: 1.45000005																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100	% AC: 100			LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 652500																	
% Com Wal	% Sprinkled			Depreciation: 31320																	
				Deprecated Total: 621180																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 050.A-0001-0020.0												<b>IMAGE</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N	Total Yard Items:													Total Special Features:							
Total:														Total:							